

Tract 4 Langston Ag & Recreational Farm
00 County Road 73
Langston, OK 73027

79.94± Acres
Logan County



Tract 4 Langston Ag & Recreational Farm Langston, OK / Logan County

SUMMARY

Address

00 County Road 73 null

City, State Zip

Langston, OK 73027

County

Logan County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

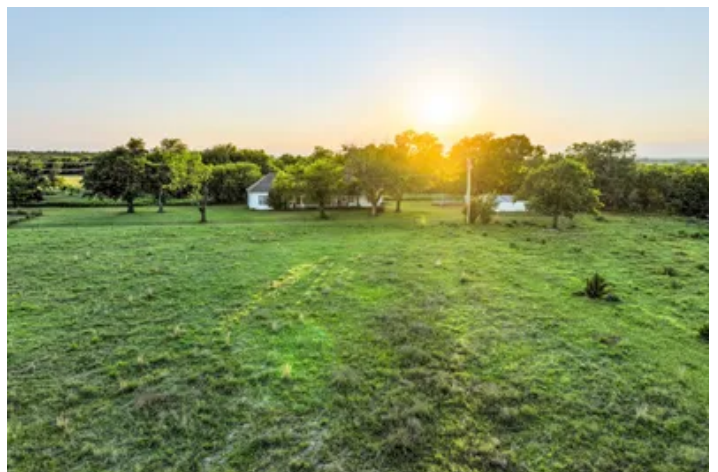
35.9576 / -97.2508

Acreage

79.94

Property Website

<https://arrowheadlandcompany.com/property/tract-4-langston-ag-recreational-farm/logan/oklahoma/112698/>



Tract 4 Langston Ag & Recreational Farm Langston, OK / Logan County

PROPERTY DESCRIPTION

Auction is to be conducted in-person & online Thursday, August 27th - 11:00AM Central.

Auction Venue Location: Prairie Haven Wedding & Events Venue, 7500 W Highway 33, Guthrie, OK 73044

Proxibid Link for online bidding: Link will be added soon.

Introducing Tract 4 of the Langston Ag & Recreational Farm; located in Logan County, this 79.94+/- acre tract features phenomenal whitetail habitat, 50/50 mix of timber and pasture, and an old homesite providing you with the opportunity to build your dream home! The recreational aspect of this property is outstanding given the mature timber, open pockets for food plot potential and water features (pond and wet weather creek). If you are looking to run livestock, the property is fully fenced. Having water and electric on site, this allows you to plan for building a home, shop, or other structures. The property is conveniently located just 14± miles from Guthrie, 21± miles from Stillwater, and 31± miles from Edmond.

Located on the north side of Highway 33 in Langston, OK in Section 12, T17N-R1W, Logan County, Oklahoma. There are 79.94 +/- taxable acres offered as a single tract. The farm represents a combination of quality hunting/ranching potential and home-build opportunity.

- 50/50 mix of timber and pasture
- Hunting opportunities for Deer, Turkey, Dove, Quail and Small Game
- 1 pond for a water source
- 1,816 +/- square foot home, sold "AS IS"
- Water and electric on site

Located at the corner of County Road 73 and Indian-Meridian Road, Langston, Oklahoma. Property is 14 +/- miles northeast of Guthrie & 21 +/- miles southwest of Stillwater, legally described as: **Refer to Document 1 link below.**

Seller: The Lenora Heath Revocable Trust

Auctioneer: Kirk Schreiner

Broker: Andrew Schultz

Agent/Primary Contact: Drew Palmer [\(620\) 660-2355](tel:6206602355)

Method & Terms

- The Heath Farm will be sold on a price-per-acre basis, based on taxable acres. **This tract is being sold absolute, without reserve.**

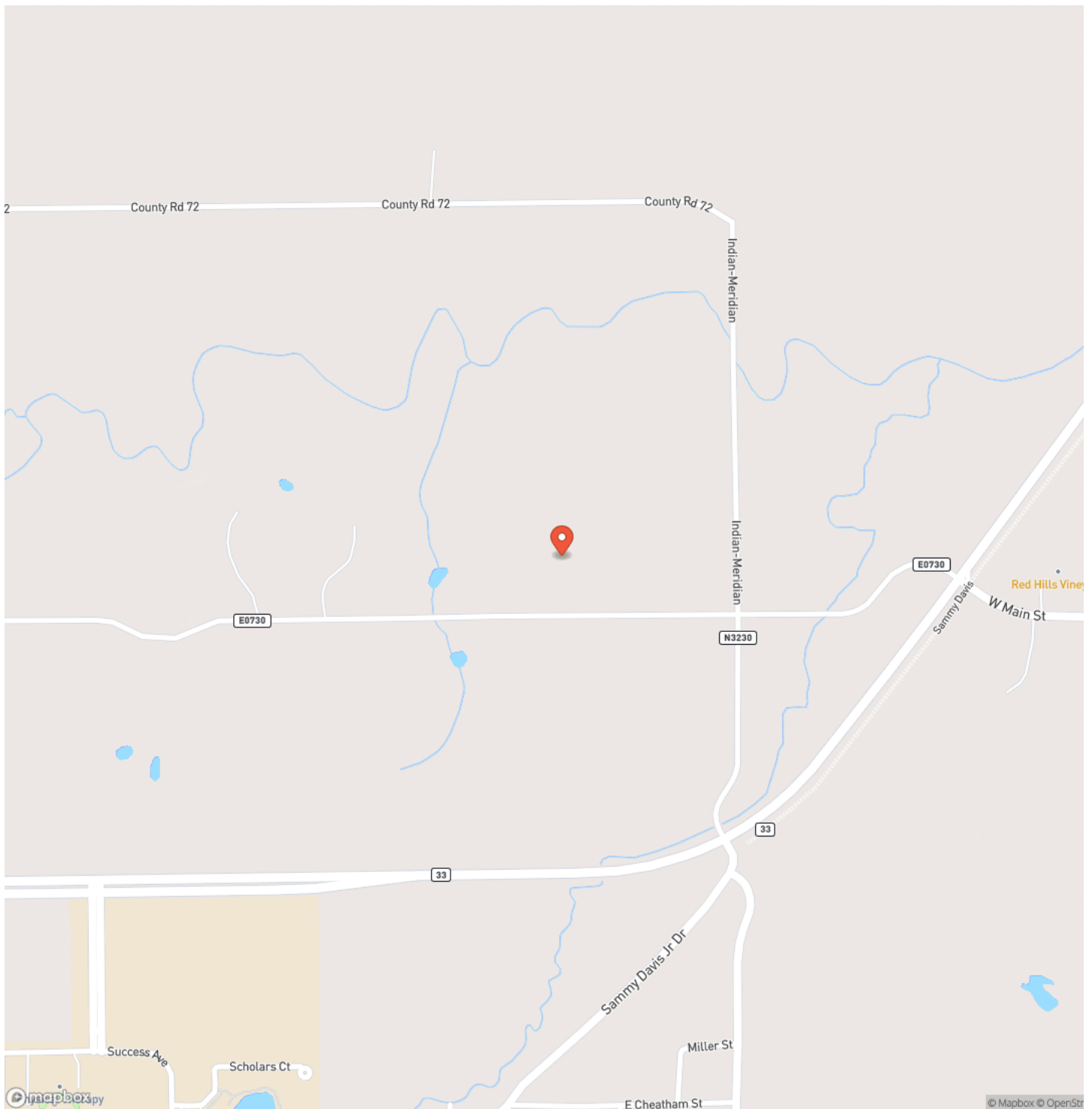


- This tract will also be offered as a part of a recombine of all of the tracts at the end of the auction, giving a prospective buyer the opportunity to purchase tracts 2-4 together.
- Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay 10 percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before **Thursday, October 1st, 2026**.
- The seller will provide title insurance in the full amount of the purchase price. Real estate taxes will be prorated to the date of closing.
- Sellers' mineral interest will convey.
- Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property
- On-site bidders are required to bring a valid government-issued ID and proof of funds/preapproval letter.
- If the winning bid is online, you will be immediately contacted to make arrangements for the ten percent (10%) down payment and a purchase contract will be sent electronically for e-signature.
- All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller, auctioneer, or Arrowhead Land Company and its affiliates, pertaining to this property. Real estate is being sold "AS IS".

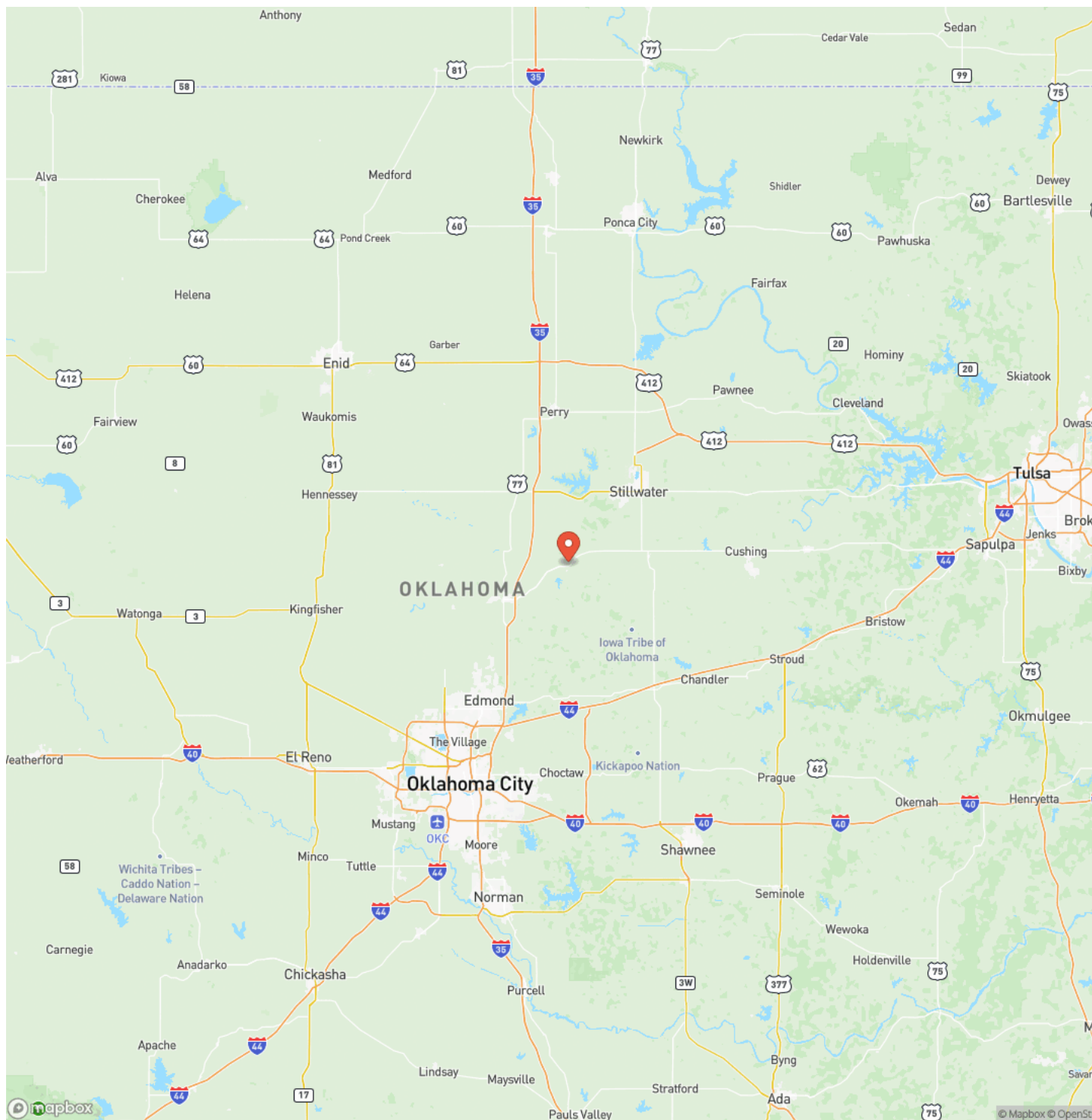
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Langston, OK / Logan County



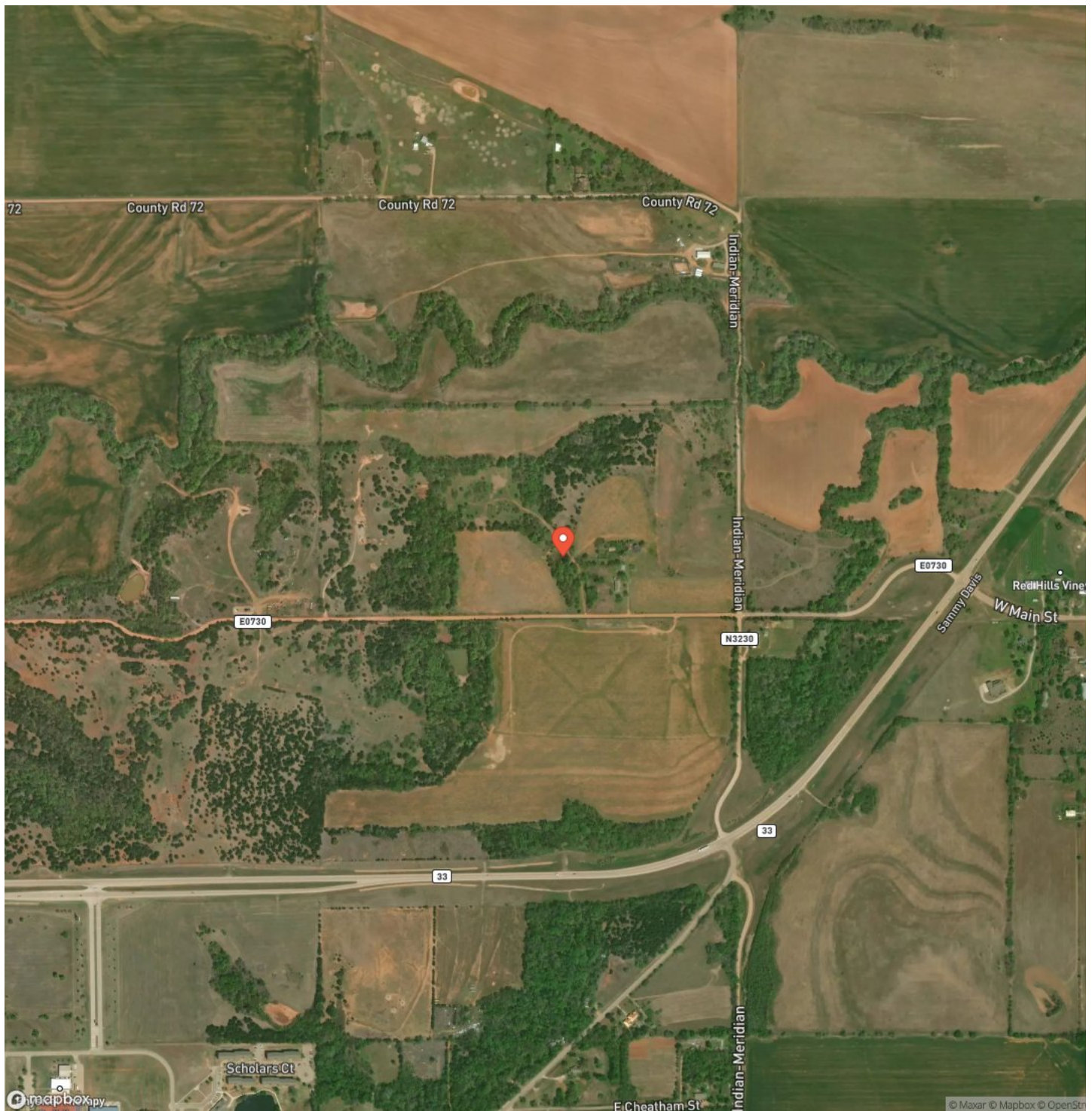
Locator Map



Locator Map



Satellite Map



Tract 4 Langston Ag & Recreational Farm
Langston, OK / Logan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Drew Palmer

Mobile

(620) 660-2355

Email

drew.palmer@arrowheadlandcompany.com

Address

City / State / Zip

Kaw City, OK 74641

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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